

TRANSFER  
TAX  
PAID

WARRANTY DEED

Statutory Short Form

43-106  
# 03521

**Simone B. Paradis** of Waterville, Kennebec County, State of Maine, for consideration paid, grants and conveys to **Jennifer L. Paul**, having a mailing address of 1831 North Road, Mt. Vernon, Kennebec County, Maine 04352, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot No. Eighty-Seven (87) on Plan of Rosemar Park, as amended, made for L. N. Violette Co., Inc., dated April of 1951 and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Pages 55 and 56, to which Plan reference is hereby made for a more particular description.

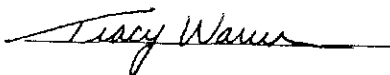
This conveyance is made upon the express conditions and subject to the following restrictions:

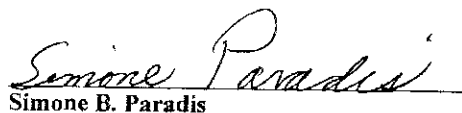
1. That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said Lot within twenty-five (25) feet of Mathews Avenue or within five (5) feet of the west and east boundary line;
2. That no residences for more than two (2) families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the Lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet; and
6. That no dwelling house costing less than six thousand and 00/100 (\$6,000.00) dollars shall be built thereon.

Being the same premises conveyed to Adrien J. Paradis and Simone B. Paradis by Warranty Deed from Reona G. Barnes dated August 5, 1977, and recorded in the Kennebec County Registry of Deeds in Book 2028, Page 290. Adrien M. Paradis died on March 16, 1999, and Simone B. Paradis is the surviving joint tenant.

Dated: November 5, 2004

Signed, Sealed and Delivered  
in the presence of:

  
Tracy Warner

  
Simone B. Paradis

2/ksr

43-106

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November 5, 2004

Then personally appeared the above named **Simone B. Paradis** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public

Print Name: TRACY L. WARREN

My Commission Expires: Notary Public, Maine  
~~My Commission Expires January 18, 2009~~

Received Kennebec SS.  
11/08/2004 2:31PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-MATHEWAY  
REGISTER OF DEEDS